



CITY of KOKOMO
www.cityofkokomo.org

GREG GOODNIGHT, MAYOR

City Hall - 100 South Union Street
Kokomo, Indiana 46901
mayor@cityofkokomo.org
(765) 456-7444

April 4, 2012

Shelly Lam, LPG
c/o IDEM Emergency Response
2525 N. Shadeland Ave.
Indpls., IN 46219

Dear Ms. Lam:

Enclosed, please find a CD containing historic aerial photos of the former city dump and the title history per your request. The chain of custody for the title to the property is outlined in the enclosed material:

- 4/23/1951 Deed Record 201 Page 476, Wilderman to Graves 29.14 Acres Bounded on the North by Markland Ave. extended & the Creek, on the East by the Railroad and on the West by Dixon Road forming a triangle. This is the parent parcel.
- 4/2/1963 Deed Record 227 Page 822, Graves to the City of Kokomo 7.42 Acres (out of the 29.14 Acres)
- 7/16/1980 Deed Record 244 Page 1371, City of Kokomo to Booth Broadcasting Co. Split off 2.88 Acres out of the 7.42 Acres
- 2/17/1984 Deed Record 248 Page 387, an Easement to benefit Booth Broadcasting Co.
- A photo and parcel map showing the bounds of the city's remaining 4.54 acres.

Feel free to contact me at (765)456-7440 if I can be of further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lawrence McCormack", is written over a horizontal line.

Lawrence McCormack
Corporation Counsel

Enclosures (2)

Cc: Maria Gonzalez, Esq. ✓
Sally Jansen

DR 201 PG 476

3997 cont'd

Subscribed and sworn to before me this 13th day of April, 1951.

N.P. Seal

My commission expires: 3/4/53.

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 10:15 A.M.

Marian Tharp Blake (sig) Marian Tharp
Blake Notary PublicJoseph E. Mcowan
RECORDER, HOWARD COUNTY

3998

WARRANTY DEED

This Indenture Witnesseth, That Edward R. Wilderman and Candys L. Wilderman, husband and wife of Howard County, in the State of Indiana convey and Warrant to Edward Graves and Melba C. Graves, husband and wife of Howard County, in the State of Indiana for the sum of One Dollar and other valuable considerations the receipt of which is hereby acknowledged, the following described Real Estate situated in Howard County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows, to-wit: Beginning at the Northwest corner of said Section 2 and running thence East 35.14 rods to low water mark on the North Bank of Wildcat Creek, thence following the meanderings of said Creek up stream along the North side of low water mark to a point where said Creek is crossed by the center of the Toledo, St. Louis and Western Railroad track, thence along the center line of said Railroad track in a Southwesterly direction to a point where said track intersects the West line of said Section Number 2, thence North on the West line of said Section to the place of beginning, containing 29.34 acres, more or less, except the right of way of the said Railroad Company.

Subject to taxes for 1951, due Year 1952 and thereafter.

Subject to the balance due on a mortgage given to the Citizens Corporation of Kokomo, Indiana, which the grantees assume and agree to pay.

\$6.60 U.S.R.S. attached and cancelled.

In Witness Whereof, The said Edward R. Wilderman and Candys L. Wilderman, husband and wife have hereunto set their hands and seals this 23rd day of April, 1951.

Edward R. Wilderman (sig) (seal)
Edward R. Wilderman
Candys L. Wilderman (sig) (seal)
Candys L. Wilderman

State of Indiana, Howard County, ss:

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Edward R. Wilderman and Candys L. Wilderman, husband and wife and acknowledged the execution of the within Warranty Deed to be their voluntary act and deed.

Witness My hand and notarial seal, the 23rd day of April, 1951.

Eleanor Kessler (sig) Eleanor Kessler
Notary Public

N.P. Seal

My commission expires 2-7-53

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 11:25 A.M.

Joseph E. Mcowan
RECORDER, HOWARD COUNTY

4000

WARRANTY DEED

This Indenture Witnesseth, That Fern Carson and Allen Carson, her husband of Howard County, in the State of Indiana convey and Warrant to Warren B. Carson, and Bessie M. Carson, husband and wife of Howard County, in the State of Indiana for the sum of One dollar and Love and Affection the receipt of which is hereby acknowledged, the following described Real Estate situated in Howard County, in the State of Indiana, to-wit:

Lots 15 and 16 in Hammerbeck Addition to the city of Kokomo, County of Howard, State of Indiana.

Subject to the balance due on a certain mortgage in favor of The First National Bank of Kokomo, Indiana.

Subject to all taxes.

In Witness Whereof, The said Fern Carson and Allen Carson, her husband have hereunto set their hands and seals this 19th day of April, 1951.

Fern Carson (sig) Fern Carson (Seal)
Allen Carson (sig) Allen Carson (Seal)

State of Indiana, Howard County, ss:

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Fern Carson and Allen Carson, her husband and acknowledged the execution of the within Warranty Deed to be their voluntary act and deed.

Witness, My hand and notarial seal, the 19th day of April, 1951.

Marian Tharp Blake (sig)
Marian Tharp Blake Notary Public

N.P. Seal

My commission expires 3-4-53

Duly entered for taxation April 23, 1951

Recorded April 23, 1951 at 1:30 P.M.

Joseph E. Mcowan
RECORDER, HOWARD COUNTY

4003

WARRANTY DEED

THIS INDENTURE WITNESSETH, That John Watkins and Bernice Watkins, husband and wife, of Howard County, in the State of Indiana, convey and warrant to Herbert J. Maze and Leveda M. Maze, husband and wife, of Howard County, in the State of Indiana, for and in consideration of ONE (\$1.00) AND OTHER VALUABLE CONSIDERATIONS DOLLARS, the receipt whereof is hereby acknowledged, the following described Real Estate in Howard County in the State of Indiana, to-wit:-

Part of the Northwest Quarter of Section 25, Township 23 North, Range 2 East, described as follows to-wit: Beginning 172 feet North of the Southeast corner of the Northwest Quarter of Section 25, Township 23 North, Range 2 East, running thence West 15 rods 11 feet and 4 inches, thence North 51 rods, thence East 15 rods 11 feet and 4 inches, thence South 51 rods to the place of beginning, containing 5 acres, more or less.

Subject to the balance due of a certain mortgage given to the Farmers State Bank of Scircleville, Indiana in the principal balance of 1756.56.

This instrument prepared by: Ralph L. Helms

Dec of 10-21-1A-1B

4824

WARRANTY DEED

244 1371

DULY ENTERED FOR TAXATION
 W. MARY CRAIG
 Auditor, Howard County, Indiana
 Date 7-16-80

THIS INDENTURE WITNESSETH, That CITY OF KOKOMO ("Grantor") of Howard County, in the State of Indiana, CONVEYS AND WARRANTS to BOOTH BROADCASTING COMPANY of the City of Detroit, in the State of Michigan, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Howard County, in the State of Indiana:

This is a part of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Twenty-three (23) North, Range Three (3) East, and more specifically described as follows:

Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of Section Two (2), Township Twenty-three (23) North, Range Three (3) East marked by a stone; thence North on and along the West Section line of said section, One thousand three hundred two point zero (1302.0) feet to a point marked by an iron pin; thence East perpendicular to said West Section line, One hundred fifty point zero (150.0) feet to the point of beginning marked by an iron pin; thence East perpendicular to said West Section line, Four hundred thirty-four point zero (434.0) feet to a point on the West right-of-way line of the Norfolk and Western Railroad marked by an iron pin; thence North parallel to said West Section line, Two hundred ninety five point zero (295.0) feet; thence West perpendicular to said West Section line, sixty point zero (60.0) feet; thence North parallel to said West Section line, ten point zero (10.0) feet; thence West perpendicular to said West Section line, three hundred forty-nine point zero (349.0) feet to a point marked by an iron pin; thence South parallel to said West Section line, Two hundred fifty-five point zero (255.0) feet to a point marked by an iron pin; thence West perpendicular to said West Section line, Twenty-five point zero (25.0) feet; thence South parallel to said West Section line, Fifty point zero (50.0) feet to the point of beginning.

The above described plat contains Two and eighty-eight hundredths (2.88) acres, subject to Drainage Easements.

SURVEYOR'S NOTE: The recorded legal description of the above described plat is as follows: Beginning at a point Nine hundred sixty-four and fifty-six hundredths (964.56) feet South; thence East one hundred seventy-five point zero (175.0) feet; thence South Fifty-five and forty-nine hundredths (55.49) feet from the Northwest corner of said Northwest Quarter ($\frac{1}{4}$) said point being the point of beginning and running thence South Two hundred fifty-five point zero (255.0) feet; thence West Twenty-five point zero (25.0) feet; thence South Fifty point zero (50.0) feet; thence East Four hundred thirty-four point zero (434.0) feet; thence North Three hundred five point zero (305.0) feet; thence West Four hundred nine point zero (409.0) feet to the point of beginning containing Two and eighty-nine hundredths (2.89) acres more or less.

The Northwest corner of this section has been obliterated by the construction of a new bridge. Therefore, no accurate measurement could be made from this point South

RECEIVED FOR RECORD
 AT - 8:00 PM - O'CLOCK

JUL 16 1980

JUL 16 1980
 RECORD NO. 244 1371
 RECORDED BY
 RECORDED HOWARD CO., IND.

4824

244 1371

to the above plat. Thus, it was necessary to start from the Southwest corner of the Northwest Quarter (¼) where a stone has been located and is marked. In discussions with the County Surveyor, the West Section line was established by using the center line of the newly constructed bridge. Also, right angles were used to lay out the above plat since this more nearly coincided with the existing property lines and railroad right-of-ways. A shed is encroaching upon this property which is located near the Southwest corner of the property.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of July, 1980.

BOARD OF WORKS

By: John T. Grimes
JOHN T. GRIMES, City Attorney

By: Lawrence Lambert
LAWRENCE LAMBERT, City Engineer

By: Bruce Kent Carter
BRUCE KENT CARTER, City
Controller

STATE OF INDIANA)
) SS:
COUNTY OF HOWARD)

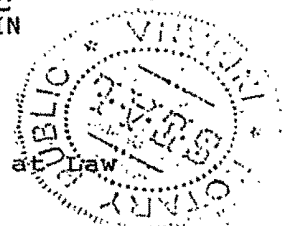
Before me, a Notary Public in and for said County and State, personally appeared, John T. Grimes, City Attorney, Lawrence Lambert, City Engineer, and Bruce Kent Carter, City Controller, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of July, 1980.

E. Robert Martin
NOTARY PUBLIC
E. ROBERT MARTIN

My Commission Expires:
November 1, 1980

THIS INSTRUMENT PREPARED BY: JAMES D. ANDREWS, Attorney at Law
110 East Walnut Street
Kokomo, Indiana 46901
Telephone: (317) 457-4484

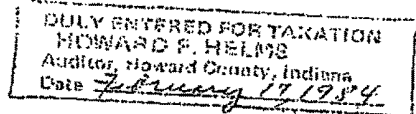


10-2/-1A-18-1

248 387

1357

DRIVEWAY AND UTILITY EASEMENT



THIS INDENTURE, made this 19th day of December, 1983, by and between the City of Kokomo, Indiana, a municipal corporation, hereinafter referred to as the "Grantor" and Booth Broadcasting Company of the City of Detroit, in the State of Michigan, hereinafter referred to as the "Grantee".

WITNESSETH:

WHEREAS, the Kokomo Common Council authorized by Ordinance No. 4819 the selling of 2.88 acres of land to the "Grantee".

WHEREAS, the "Grantor" did sell and convey to "Grantee" 2.88 acres of land by Warranty Deed dated July 14, 1980, recorded July 16, 1980 in Deed Record 244, page 1371 in the Howard County Recorder's Office.

WHEREAS, the Kokomo Common Council authorized by Resolution No. 2058 the granting of an Easement to the "Grantee" to provide ingress and egress to said 2.88 acres tract of land.

NOW THEREFORE, the "Grantor" represented by the Kokomo Board of Public Works and Safety, for the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant and convey unto the "Grantee", its successors and assigns, forever, a driveway easement for ingress and egress and a utility easement for the purpose of installing, laying, operating and maintaining electrical, telephone, water and sewage facilities over, upon and across the following described land located in the City of Kokomo, Howard County, Indiana, to-wit:

A part of the Northwest Quarter of Section 2, Township 23 North, Range 3 East, described as follows: Beginning at a point 934.56 feet South of the Northwest corner of said Northwest Quarter at a point on the West line thereof and running thence East 195.00 feet; thence South 85.49 feet to a point on the North line of a 2.88 acre tract of land described in Deed Record 244, Page 1371 in the Howard County Recorder's Office; thence West 20.00 feet along said North line to the Northwest corner of said 2.88 acre tract of land; thence North 65.49 feet; thence West 175.00 feet to the West line of said Northwest Quarter; thence North 20.00 feet along said west line to the point of beginning.

IN WITNESS WHEREOF, Grantor has executed this Driveway and Utility Easement this 19 day of December, 1983.

KOKOMO BOARD OF PUBLIC WORKS AND SAFETY

Stephen J. Daily
STEPHEN J. DAILY, MAYOR
CITY OF KOKOMO, INDIANA

By: Kenneth J. Ferries
KENNETH J. FERRIES, PRESIDENT

By: John R. Whitehart
JOHN R. WHITEHART, MEMBER

By: Larry W. McKinley
LARRY W. MCKINLEY, MEMBER

ATTEST:

Ursula S. Wolf
URSULA S. WOLF, SECRETARY

RECEIVED FOR RECORD
AT 3:15 PM O'CLOCK

FEB 17 1984

RECORDING NO. 248 PAGE 387

Reginald B. Brown
RECORDED & INDEXED

This instrument was prepared by Kenneth J. Ferries, Corporation Counsel.

